

A GENERAL PLAN REPORT -

City Planning Bradbury

ACKNOWLEDGEMENTS:

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Special recognition for assistance and research in the preparation of this plan is extended to the California State Polytechnic College.

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INTRODUCTION

The City of Bradbury is located in an area that was once inhabited by the Gabrielino Indians. During the Spanish Era, the King gave the land to Don Andres, creating the Rancho Azusa de Duarte. Don Andres later sold the land to Louis Bradbury, who started development in the area. The City was incorporated in 1957. It is bounded on the north by the mountains of the Angeles Forest, on the east and south by the City of Duarte, and on the west by the City of Monrovia. Bradbury is 2 1/4 square miles in size. It is the second smallest city in Los Angeles County and the third smallest in California. Present population is 1,100. The total number of dwelling units is 265.

The community has developed with several secluded neighborhoods and private streets restricted from public use.

A very small portion of the community is developed with lot sizes of 10,000 square feet. The predominate lot size is in excess of 2 acres. The northerly part of the City is undeveloped and owned by 2 owners.

PURPOSE AND USE OF THE PLAN

The purpose of the Bradbury General Plan is to protect property rights, reflect trends in land development, and project an arrangement of land uses which promotes the safety, needs, convenience and welfare of the neighborhood, community and City at large. These plans shape the development of the City to meet existing and anticipated conditions, balance the requirements of growth and stability, and provide a sound environment for living. The people considered must include not only those living in the City today, but those who will comprise its population 10 or more years in the future.

The Bradbury General Plan is not an official zone map. It is a plan portraying certain city planning objectives and a guide for planning and zoning decisions. It does not, therefore, suggest or convey any implicit right to a particular zone. Any change of zone must be obtained through a separate procedure established by the City of Bradbury.

Because the plan shows future land uses projected as much as 20 years into the future, it designates conditionally more land for different uses than may be justified or desirable for many years. The appropriate pattern of zones at any given time is determined by considerations of public necessity and desire, convenience, general welfare, sound zoning practice, city planning principles and the objectives of the General Plan.

OBJECTIVES OF THE PLAN

1. To provide a guide to an orderly and balanced development of Bradbury, designating and setting apart suitably located and adequate lands for each of the land uses and public facilities comprising the development of the area, in the quantities and densities required to accommodate future population and activities projected to the year 1992.
2. To preserve and enhance the residential character of Bradbury. To fulfill the anticipated need for housing, and to provide a variety of housing types in the proportions which maximize the the opportunity for individual choice within the constraints imposed by land availability, land and development costs, and population growth.
3. To facilitate traffic circulation within and through the City by the development of an appropriate pattern of streets.
4. To provide an optimum level of public facilities and services, as based on accepted planning principles and adopted City-wide standards, with such modifications as may be required to meet specialized local circumstances.

To fully achieve the potential of the City as a major scenic and recreational area through the preservation of attractive natural areas and development of an extensive system of outdoor recreational facilities and equestrian trails.

LAND USE ELEMENT

The land use element through the year 1992 propagates the residential estate character of the community. The plan envisions residential densities in excess of 2 acres per family unit. Such a density provides open space and private recreational areas eliminating the need for public facilities. The distribution of land uses as proposed is:

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Estate Density Residential..	910	72.3
Very Low Density Residential	194	15.4
Civic Center.....	4	0.3
Schools.....	10	0.8
Conservation.....	60	4.8
Open Space.....	80	6.4
	<u>1,258</u>	<u>100.0</u>

A very small proportion of land is shown as set aside for public facilities (4 acres for Civic Center and 10 acres for schools). This reflects the de-emphasis of government and the emphasis on the neighborhoods within the City.

Civic functions which are usually internalized will lie outside Bradbury's community structure. There must be an external link to the region and a loss of control (including costs) over community services and facilities which are normally directed from within. Much of the schooling will be provided by private schools.

Bradbury cannot develop all the community services without expanding its tax base or incorporate a population large enough to lower the per capita cost. Such a plan would result in the loss of control over the neighborhood character. The General Plan recognizes these factors and maintains the neighborhood concept. The population projection based on these land uses for the next 20 years is 2,700.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN OFFICIALLY ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF BRADBURY, CALIFORNIA ON THIS 27th DAY OF November, 1972 AFTER HOLDING REQUIRED PUBLIC HEARINGS.

SIGNED Shirley A. Fowler
CHAIRMAN

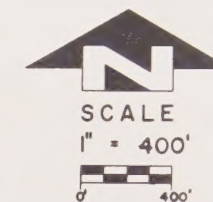
ATTEST Dolly Voltaire
SECRETARY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN OFFICIALLY ADOPTED BY THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA ON THIS 16th DAY OF JANUARY, 1973 AFTER HOLDING THE REQUIRED PUBLIC HEARING.

SIGNED Ernest H. Boncher
MAYOR

ATTEST Lewis H. Reese
CITY CLERK

CITY OF BRADBURY GENERAL PLAN - 1990



LOCKMAN & ASSOCIATES
CONSULTANTS TO THE CITY
Dated June 1972

LEGEND

RESIDENTIAL

ESTATE DENSITY 2-5 AC. PER UNIT	OPEN SPACE
VERY LOW DENSITY 0-2 UNITS PER AC.	CONSERVATION
LOW DENSITY * 0-4 UNITS PER AC.	RETIREMENT HOME
HIGH DENSITY ** 8-20 UNITS PER AC.	CIVIC CENTER
ELEMENTARY SCHOOL	EQUESTRIAN CENTER EQUESTRIAN TRAILS

STREETS AND HIGHWAYS

ARTERIAL	COLLECTOR (Private)
COLLECTOR	CONTROLLED (Emergency) INGRESS AND EGRESS

* CITY OF DUARTE
** CITY OF DUARTE AND CITY OF MONROVIA

